

MEMORANDUM

April 9, 2013

TO: All Interested Parties of MSHDA's Gap Financing Program

FROM: John A. Hundt, Housing Development Manager

SUBJECT: Gap Financing Program - Preliminary Assessment Projections

Preliminary Assessment Projections: The attached Preliminary Assessment Projections Worksheet includes two sets of tables. The top table (Table 1) is based on the applicant's initial projections, while the bottom table (Table 2) is based on adjustments to those projections by the Authority's assigned Housing Development Officers (HDO). Any adjustments made were based on correcting errors or making different assumptions that will need to be considered as applicants choose whether or not to continue processing.

Table 2 shows more than \$42 million in gap funding requests between the 11 proposals remaining, with only \$18 million in available sources. Applicants will need to decide if they will be able to get their MSHDA per-unit gap funding needs to a level where their proposal is ranked as one of the highest, and whose aggregate total MSHDA gap funding does not exceed the \$18 million of funding available under this NOFA. All applicants choosing to continue to compete for the \$18 million must submit a complete Threshold Review Phase package to the Authority no later than June 1, 2013.

Applicants should be aware that development costs are expected to change as the HDO processes the application based on the Threshold package to be submitted. The competitive Threshold ranking will occur during the Threshold Review Phase of our underwriting process, based on the criteria identified in the Gap Funding Program notice. Final ranking will occur during the Commitment Phase.

If you have any questions regarding the above or about Preliminary Assessment Projections, please contact John Hundt at (517) 241-7207.

Attachment

Table 1 2013 - NOFA Pipeline - Preliminary Assessment Rankings - Sponsor Projections													
Proposals / Location / Sponsors			Proforma Data				Gap Funding Sources				Ranking Factors		Units
Project Name	Location	Sponsor Contact	Projected Permanent Tax Exempt Loan	Projected Tax Exempt Construction Loan	Total Gap Funds Projected	Existing Reserves	Preservation Funding from Existing Reserves Captured	Additional Preservation Funding Projected	HOME Funding Projected	Reserves Transferred from Post 80	Projected % of Gap Funding to Hard Debt	Projected Per Unit Gap Funding	Total Units
Cedarshores	Mount Morris Twp	Rod Lockwood	3,561,216	0	836,086	0	-	418,043	418,043	-	23.48%	5,806	144
Maple Village	Adrian	Gleason Amboy	10,151,068	0	2,883,299	1,373,757	-	754,771	754,771	1,373,757	14.87%	7,510	201
Centre Street Apts	Portage	Rod Lockwood	3,724,305	0	826,398	22,013	22,013	402,193	402,193	-	21.60%	12,375	65
Stonebrook I & II	Grand Rapids	Amin Irving	5,230,881	7,986,942	2,567,805	3,398	3,398	1,282,204	1,282,204	-	49.02%	17,096	150
Meadows of Holland	Holland	Rod Lockwood	3,795,234	4,290,974	2,172,872	0	-	1,086,436	1,086,436	-	57.25%	22,401	97
Country Meadows	Bay City	Phil Seybert	2,862,628	4,539,644	3,776,969	471,882	471,882	1,652,544	1,652,544	-	115.46%	27,315	121
Village Manor	Sturgis	Gleason Amboy	4,192,336	6,000,000	4,082,423	639,083	639,083	1,721,670	1,721,670	-	82.13%	28,224	122
Village of Appledorn II	Holland	Shirley Woodruff	9,126,219	-	2,750,000	0	-	1,375,000	1,375,000	-	30.13%	29,570	93
Vineyard Place	Dowagiac	Gleason Amboy	5,028,681	6,500,000	4,657,485	84,796	84,796	2,286,345	2,286,345	-	90.93%	38,106	120
Reflections	Jackson	Phil Seybert	1,785,877	3,630,549	2,732,997	121,015	121,015	1,305,991	1,305,991	-	146.26%	38,412	68
Pathways West	Alma	Cindy Bosley	1,043,945	3,820,163	3,500,000	0	-	1,750,000	1,750,000	-	335.27%	72,917	48
			50,502,390	36,768,272	30,786,334	2,715,944	1,342,187	14,035,195	14,035,195	1,373,757			1,229

Table 2 2013 - NOFA Pipeline - Preliminary Assessment Rankings - MSHDA Projections													
Proposals / Location / Sponsors			Proforma Data				Gap Funding Sources				Ranking Factors		Units
Project Name	Location	Sponsor Contact	Projected Permanent Tax Exempt Loan	Projected Tax Exempt Construction Loan	Total Funds Needed	Existing Reserves	Preservation Funding from Existing Reserves Captured	Additional Preservation Funding Needed	HOME Funding	Reserves Transferred from Post 80	MSHDA Projected % of Gap Funding to Hard Debt	MSHDA Projected Per Unit Gap Funding	Total Units
Maple Village	Adrian	Gleason Amboy	10,151,068	0	3,196,035	1,321,708	-	937,164	937,164	1,321,708	18.46%	9,325	201
Cedarshores	Mount Morris Twp	Rod Lockwood	4,230,928	0	1,729,566	0	-	864,783	864,783	-	40.88%	12,011	144
Country Meadows	Bay City	Phil Seybert	3,452,122	4,759,300	3,350,000	7,102	7,102	1,671,449	1,671,449	-	96.84%	27,627	121
Village Manor	Sturgis	Gleason Amboy	4,192,336	5,800,000	4,257,622	635,559	635,559	1,811,032	1,811,032	-	86.40%	29,689	122
Centre Street Apts	Portage	Rod Lockwood	3,140,763	3,374,717	2,478,780	22,889	22,889	1,227,946	1,227,946	-	78.19%	37,783	65
Vineyard Place	Dowagiac	Gleason Amboy	5,028,681	6,900,000	5,028,680	151,424	151,424	2,438,628	2,438,628	-	96.99%	40,644	120
Reflections	Jackson	Phil Seybert	1,717,547	3,412,000	3,280,000	23,675	23,675	1,628,163	1,628,163	-	189.59%	47,887	68
Village of Appledorn II	Holland	Shirley Woodruff	7,748,217	-	4,554,852	0	-	2,277,426	2,277,426	-	58.79%	48,977	93
Meadows of Holland	Holland	Rod Lockwood	3,362,369	6,000,000	4,990,000	0	-	2,495,000	2,495,000	-	148.41%	51,443	97
Stonebrook I & II	Grand Rapids	Amin Irving	3,777,826	8,420,000	8,255,336	41,171	41,171	4,107,083	4,107,083	-	217.43%	54,761	150
Pathways West	Alma	Cindy Bosley	958,860	3,880,000	4,000,000	0	-	2,000,000	2,000,000	-	417.16%	83,333	48
			47,760,717	42,546,017	45,120,871	2,203,528	881,820	21,458,672	21,458,672	1,321,708			1,229